



Order Filed on July 29, 2022
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004

McMANIMON, SCOTLAND & BAUMANN, LLC

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Attorneys for Thomas J. Orr, Chapter 7 Trustee

In re:

RAPHAEL S. GARDEE,

Debtor.

Case No. 20-13167(KCF)

Chapter 7

Honorable Kathryn C. Ferguson, U.S.B.J.

Return Date: July 19, 2022

**ORDER COMPELLING DEBTOR TO COOPERATE IN THE SHOWING OF 161
PLEASANT VALLEY ROAD, TITUSVILLE, NJ FOR SALE AND GRANTING
RELATED RELIEF**

Revised as of July 7, 2022

The relief set forth on the following pages numbered two (2) through three (3) is hereby

ORDERED.

DATED: July 29, 2022


Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

Page 2 of 3

Debtor: Raphael S. Gardee

Case No. 20-13167(KCF)

Caption of Order: Order Compelling Debtor to Cooperate in the Showing of 161 Pleasant Valley Rd. Titusville, NJ for Sale and Granting Related Relief

THIS MATTER, having been presented to the Court by Thomas J. Orr, the Chapter 7 Trustee (the “**Trustee**”) for Raphael S. Gardee, Chapter 7 debtor (“**Debtor**”), by and through his counsel, McManimon, Scotland & Baumann, LLC, upon the filing of a Motion for an Order Compelling Debtor to Cooperate in the Showing of 161 Pleasant Valley Rd., Titusville, NJ for Sale and Granting Related Relief (the “**Motion**”) and due and proper notice of the Motion and related matters before the Court in this case having been given; and the Court having considered the moving papers, including the Supplemental Certification and opposition thereto (if any) and having heard and considered oral argument (if any); and finding that good and sufficient cause exist for the granting of the relief as set forth herein,

IT IS HEREBY ORDERED AS FOLLOWS:

1. The Motion is **GRANTED**.
2. The Debtor must cooperate with the Trustee in his efforts to sell the Property.
3. The Trustee’s real estate agent (the “**Agent**”) is authorized to place a lockbox and “For Sale” sign on the Property. If the Debtor does not provide the Agent with a key to place in the lockbox, the Trustee is authorized to change a lock to one door leading into the Property. He must provide the Debtor with a copy of the new key.
4. The Trustee is authorized to remove the bike lock and any other locks from the gate to the Property to enable his Agent to access the Property.
5. The Debtor is directed to not restrict access to the Property by replacing the lock on the gate to the Property or otherwise.

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Debtor: Raphael S. Gardee

Case No. 20-13167(KCF)

Caption of Order: Order Compelling Debtor to Cooperate in the Showing of 161 Pleasant Valley Rd. Titusville, NJ for Sale and Granting Related Relief

6. If he provides a valid telephone number, the Agent will give the Debtor at least 18 hours telephone notice to the telephone number he has provided to her of any showings of the Property.
7. Debtor will use his best efforts to keep the Property tidy to facilitate showings of the Property to prospective purchasers.
8. The Debtor will ensure that no person will be in the Property when it is being shown to prospective purchasers.
9. The Debtor will keep all utilities on for the Property and will pay for them.

In re:
Raphael S Gardee
Debtor

Case No. 20-13167-KCF
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Jul 29, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 31, 2022:

Recip ID	Recipient Name and Address
db	+ Raphael S Gardee, 161 Pleasant Valley Rd, Titusville, NJ 08560-2104

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 31, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 29, 2022 at the address(es) listed below:

Name	Email Address
Amar Anand Agrawal	on behalf of Creditor Fulton Bank NA aagrawal@egalawfirm.com, alapinski@egalawfirm.com, jwingfield@egalawfirm.com
Andrea Dobin	on behalf of Trustee Thomas Orr adobin@msbnj.com cgallo@msbnj.com
Andrew Sklar	on behalf of Creditor Rainforest Distribution andy@sklarlaw.com kathleen@sklarlaw.com
Candyce Ilene Smith-Sklar	on behalf of Defendant Raphael S Gardee njpalaw@gmail.com r56958@notify.bestcase.com
Christian Del Toro	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION cdeltoro@martonelaw.com, bky@martonelaw.com
Denise E. Carlon	on behalf of Creditor PNC Mortgage a Division of PNC Bank, National Association dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

District/off: 0312-3

User: admin

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Date Rcvd: Jul 29, 2022

Form ID: pdf903

Total Noticed: 1

Frank J Martone

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bky@martonelaw.com

Keith David Sklar

on behalf of Defendant Raphael S Gardee mail@njpalaw.com

Margaret Mcgee

on behalf of Plaintiff Andrew R. Vara maggie.mcgee@usdoj.gov

Margaret Mcgee

on behalf of U.S. Trustee U.S. Trustee maggie.mcgee@usdoj.gov

Rebecca K. McDowell

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Thomas Orr

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Thomas J Orr

on behalf of Trustee Thomas Orr tom@torrlaw.com xerna@aol.com;orrtr87054@notify.bestcase.com

U.S. Trustee

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William B. Sanderson, Jr.

on behalf of Interested Party Genya Daukshta wsanderson@williamsandersonlaw.com
kbrand@spearwildermander.com;r59081@notify.bestcase.com;b.wr78636@notify.bestcase.com

TOTAL: 16